



# THE SENTINEL

P.O. BOX 406  
VAILS GATE, NY 12584

## Invoice

Date	Invoice #
4/17/2009	2393

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

P.O. No.	Terms	Project
Planning		

Issue Date	Description	Rate	Amount
4/17/2009	LEGAL ADS: CKN MYLONAS INC	6.32	6.32
	1 AFFIDAVIT	4.00	4.00
		<b>Total</b>	

# LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on

April 29, 2009 at 7:30 P.M. on the approval of the proposed for proposed CKN MYLONAS INC.

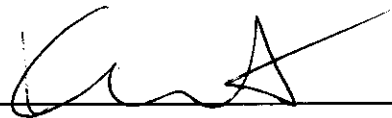
Located at NYS Route 32 just north of Forge Hill Rd. (Tax Map #Section 49, Block 1, Lot 1.1) . Map of the proposed project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: April 15, 2009

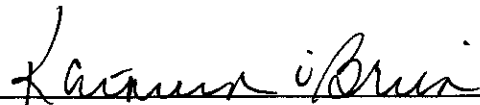
By Order of  
TOWN OF NEW WINDSOR PLANNING BOARD

STATE OF NEW YORK  
COUNTY OF ORANGE, SS:

Kathy Amanatides, being duly sworn,  
disposes and says that she is the Office  
Manager of the E.W. Smith Publishing  
Company, Inc., Publisher of The Sentinel,  
a weekly newspaper published and of  
General circulation in the Town of New  
Windsor, Town of Newburgh and City of  
Newburgh and that the notice of which is  
annexed is a true copy was published in  
said newspaper one time commencing  
on the 17th day of April, 2009 and  
ending on the 17th day of April, 2009.

  
\_\_\_\_\_

Subscribed and sworn to before me this  
24<sup>th</sup> day of April, 2009.

  
\_\_\_\_\_

Notary Public of the State of New York  
County of Orange

My commission expires July 31, 2009

KATHLEEN O'BRIEN  
Notary Public, State of New York  
Qualified in Orange County  
No. 0104703612  
Commission Expires July 31, 09



RESULTS OF P.B. MEETING OF: April 29, 2009

PROJECT: CKN mylonas Inc. P.B. # 09-14

**LEAD AGENCY:**

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y\_\_\_N\_\_\_

M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

TAKE LEAD AGENCY: Y\_\_\_N\_\_\_

CARRIED: Y\_\_\_N\_\_\_

M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

CARRIED: Y\_\_\_N\_\_\_

☒ **PUBLIC HEARING:** WAIVED: ☒ CLOSED: \_\_\_\_\_ FINAL: \_\_\_\_\_

M) Van Slesinger VOTE: A 5 N\_\_\_

SCHEDULE P.H.: Y ~~for the one~~ N ~~X~~

SEND TO O.C. PLANNING: Y\_\_\_

RETURN TO WORK SHOP: Y\_\_\_N\_\_\_

SEND TO DEPT. OF TRANS: Y\_\_\_ REFER TO Z.B.A.: M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

**APPROVAL:**

CONCEPTUAL: \_\_\_\_\_ PRELIMINARY: \_\_\_\_\_ COND. FINAL: \_\_\_\_\_ FINAL: \_\_\_\_\_

M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_ APPROVED: \_\_\_\_\_

NEED NEW PLANS: Y\_\_\_N\_\_\_

**CONDITIONS - NOTES:**

- \* proper separation for the dumpster to the building 5ft. from the mansitory wall
  - \* Larry Degorroa was here he lives behind
  - \* Dinner cooked not been since the 90's.
  - \* 1 Bedroom apartment.
  - \* the new set of plans, was brought in April 28, 2009 but the plans were to late for meeting.
  - Next agenda. Regular meeting
- MEETING DATE: \_\_\_\_\_

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/2009

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 9-14

NAME: SUITE 202 RENOVATION PA2008-794  
APPLICANT: CKN MYLONAS INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/24/2009		/ /	
ORIG	03/26/2009	ORANGE COUNTY DEPT PLANNING	04/06/2009	APPROVED
ORIG	03/25/2009	MUNICIPAL FIRE	03/23/2009	APPROVED

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/25/2009

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 9-14

NAME: SUITE 202 RENOVATION PA2008-794

APPLICANT: CKN MYLONAS INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/25/2009	MUNICIPAL FIRE	03/23/2009	APPROVED



Edward A. Diana  
County Executive

P.B. #09-14 M.E.  
CC! D.C.

## ORANGE COUNTY DEPARTMENT OF PLANNING

DAVID CHURCH, AICP  
COMMISSIONER

www.orangecountygov.com/planning  
planning@orangecountygov.com

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845) 615-3840  
FAX: (845) 291-2533

### **County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n**

**Local Referring Board:** Town of New Windsor

**Applicant:** CKN Mylonas INC.

**Project Name:** CKN Mylonas Site Plan Amendment

**Proposed Action:** 763sf of office space being replaced by caretaker apartment

**Reason for County Review:** Within 500 feet of NYS Route 32

**Date of Full Statement:** March 26, 2009

**Referral ID #:** NWT11-09M

**Tax Map #:** S: 49 B: 1 L: 1.1

**Local File #:** 09-14

#### **Comments:**

The Department has received the above referenced Site Plan / Special Use Permit and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to include the following as advisory comments:

1. The proposed site plan amendment appears to be consistent with the County Comprehensive Plan and local laws.
2. Having no further comments, from a County perspective, the department recommends that the Planning Board proceed with its review process

#### **County Recommendation: Local Determination**

**Date:** April 6, 2009

**Prepared by:** Todd Cohen

David Church, AICP  
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO:** Genaro Argenio, Planning Board Chairman  
**FROM:** Kenneth Schermerhorn, Asst. Fire Inspector  
**SUBJECT:** PB-09-14  
CKN Myklonas Inc  
SBL: 94-1-1.1  
**DATE:** March 23, 2009

**Fire Prevention Reference Number: FPS-09-012**

**A review of the above site plan has been conducted and is approved.**




-----X

**CKN MYLONAS INC. P. B. #09-14**

# AFFIDAVIT OF SERVICE BY MAIL

That on the 15 day of April, 2009, I compared the 42 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for site plan/subdivision/special permit/lot line change approval and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

  
Nicole T. Julian, Secretary

  
Notary Public

**JENNIFER GALLAGHER**  
Notary Public, State of New York  
No. 01GA6050024  
Qualified in Orange County  
Commission Expires 10/30/10

CKN

## LEGAL NOTICE

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April 29, 2009 at 7:30 P.M. on the approval of the proposed for proposed CKN MYLONAS INC.

Located at NYS Route 32 just north of Forge Hill Rd. (Tax Map #Section 49, Block 1, Lot 1.1) . Map of the proposed project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: April 15, 2009

By Order of  
TOWN OF NEW WINDSOR PLANNING BOARD



# THE SENTINEL

[www.thesentinel-online.com](http://www.thesentinel-online.com)

## **LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on **April 29, 2009** at 7:30 P.M. on the approval of the proposed Site Plan for proposed **CKN MYLONAS INC.**

Located at **NYS Route 32 just north of Forge Hill Rd.** (Tax Map #Section **49**, Block **1**, Lot **1.1**) . Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: April 15, 2009 \_\_\_\_\_

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-3101

## Assessors Office

J. Todd Wiley, Sole Assessor

April 14, 2009

Minuta Architecture  
345 Windsor HWY  
New Windsor, NY 12553

RE: Tax Map Parcel # 49-1-1.1

PB # 09-14(42)

Dear: Mr. Minuta

According to our records, the attached list of property owners are within five hundred(500) feet  
Of the above referenced property.

The charge for this service is \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$ 40.00 to the Town Clerks Office.

Sincerely,

J. Todd Wiley  
Sole Assessor

JT/LK

CC: Nicole Julian,PB

49-1-3  
 Lawrence Digregorio  
 Claudette Roberson  
 54 Continental Dr.  
 New Windsor, NY 12553

49-1-15  
 Lorraine Taylor  
 78 Continental Dr.  
 New Windsor, NY 12553

49-1-25  
 Vittorio & Lucy Vitolo  
 30 Heather Court  
 Middletown, NY 10940

49-1-4  
 Bradford Smith  
 PSC 307, Box 86 APO  
 AP South Korea 96224

49-1-16  
 Joan Fletcher  
 80 Continental Dr.  
 New Windsor, NY 12553

4-1-26  
 Cicchetti Orfeo  
 1505 Midhurst Ct.  
 Raleigh, NC 27614

49-1-5  
 Elizabeth Stafford  
 58 Continental Dr.  
 New Windsor, NY 12553

49-1-17  
 Anthony & Gemme Tornatore  
 82 Continental Dr.  
 New Windsor, NY 12553

4-1-27  
 Reziero Vitolo  
 87 Mill St.  
 Wallkill, NY 12589

49-1-7  
 David LaCombe  
 62 Continental Dr.  
 New Windsor, NY 12553

49-1-18  
 Ricci Laganaro  
 84 Continental Dr.  
 New Windsor, NY 12553

49-1-28  
 JP Morgan Chase Bank National  
 PO Box 1919  
 Wichita Falls, TX 76307

49-1-9  
 Gail Petrocelli  
 66 Continental Dr.  
 New Windsor, NY 12553

49-1-19  
 Sean & Marie mathews  
 5 Provost Dr.  
 New Windsor, NY 12553

49-2-1  
 David & Diana Kettner  
 43 Continental Dr.  
 New Windsor, NY 12553

49-1-10  
 Edward & Linda Christian  
 68 Continental Dr.  
 New Windsor, NY 12553

49-1-20.1 & 49-1-20.2  
 Tower management Financing Partnership  
 680 Kinderkamack Rd.  
 River Edge, NJ 07661

49-2-3  
 John & Angela Parrino  
 4 Regimental Pl.  
 New Windsor, NY 12553

49-1-11  
 AnnMarie Marchiondo  
 70 Continental Dr.  
 New Windsor, NY 12553

49-1-21 & 49-1-22  
 Old Forge Hill Inc.  
 360 Old Forge Hill Road  
 New Windsor, NY 12553

49-2-4  
 Julio & Rachel Martinez  
 6 Regimental Pl.  
 New Windsor, NY 12553

49-1-12  
 Felix & Luz DeJesus  
 72 Continental Dr.  
 New Windsor, NY 12553

49-1-23.1  
 Carmine Andriuolo  
 363 Windsor Highway  
 New Windsor, NY 12553

49-2-8  
 James & Anita Gilbert  
 53 Continental Dr.  
 New Windsor, NY 12553

49-1-13  
 Edward & Linda Spreer  
 74 Continental Dr.  
 New Windsor, NY 12553

49-1-23.2  
 Joseph Frustagli  
 1636 3<sup>RD</sup> Ave # 270  
 New York, NY 10128

49-2-9  
 Brian & Helen Vieira  
 51 Continental Dr.  
 New Windsor, NY 12553

49-1-14  
 Christopher Toepfer  
 76 Continental Dr.  
 New Windsor, NY 12553

49-1-24  
 Carmine Andriuolo  
 363 Windsor Highway  
 New Windsor, NY 12553

49-2-10  
 Benny & Roxanne D'Agostini  
 49 Continental Dr.  
 New Windsor, NY 12553

49-2-11  
Anita Saltzman  
47 Continental Dr.  
New Windsor, NY 12553

37-1-37.2  
Gary & Della Melrose  
38 Lyndon Lane  
New Windsor, NY 12553

49-2-12  
Joseph & Patricia Kraiza  
45 Continental Dr.  
New Windsor, NY 12553

37-1-40.22  
Finova Capital  
1000 First Ave  
King of Prussia, PA 19406

49-3-13  
Lee & Susan Benton  
55 Continental Dr.  
New Windsor, NY 12553

49-3-14  
Marianne Franklin  
15 Regimental Pl.  
New Windsor, NY 12553

49-3-16  
Robert & Kathleen Schultz  
11 Regimental Pl.  
New Windsor, NY 12553

49-3-17  
Bankers Trust Co of CA  
Attention Countrywide  
400 Countrywide Way  
Simi Valley, CA 93065

49-3-18  
Thomas Caruso  
7 Regimental Pl.  
New Windsor, NY 12553

49-3-19  
Frances Fellner Irrevocable Trust  
22 Clarkview Rd.  
New Windsor, NY 12553

37-1-39  
N&C Land Corp  
433 Jackson Ave.  
New Windsor, NY 12553

37-1-38.2  
Andrew & Pamela Mc Ardle  
8 forge Hill Road  
New Windsor, NY 12553



RESULTS OF P.B. MEETING OF:

March 25, 2009

PROJECT:

CKN Mylonas Inc.

P.B. #

09-14

**LEAD AGENCY:**

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y ☐ N ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐

TAKE LEAD AGENCY: Y ☒ N ☐

CARRIED: Y ☐ N ☐

M) W/S/Gal VOTE: A ☒ N ☐

CARRIED: Y ☒ N ☐

**PUBLIC HEARING:**

WAIVED: ☐

CLOSED: ☐

FINAL: ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐

SCHEDULE P.H.: Y ☒ N ☐

SEND TO O.C. PLANNING: Y ☐

RETURN TO WORK SHOP: Y ☐ N ☐

SEND TO DEPT. OF TRANS: Y ☐ REFER TO Z.B.A.: M) ☐ S) ☐ VOTE: A ☐ N ☐

**APPROVAL:**

CONCEPTUAL: ☐ PRELIMINARY: ☐ COND. FINAL: ☐ FINAL: ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐ APPROVED: ☐

NEED NEW PLANS: Y ☐ N ☐

**CONDITIONS - NOTES:**

Show dumpster on plan

Special Permit everybody within 500 ft.

MEETING DATE: March 25, 2009

**TOWN OF NEW WINDSOR**  
**REQUEST FOR NOTIFICATION LIST**

CHECKED BY MYRA: \_\_\_\_\_

DATE: **04-09-09**

PROJECT NUMBER: ZBA# \_\_\_\_\_ P.B. # **09-14**

APPLICANT NAME: **CKN MYLONAS INC.**

PERSON TO NOTIFY TO PICK UP LIST:

**MINUTA ARCHITECTURE**  
**345 WINDSOR HWY**  
**NEW WINDSOR**

TELEPHONE: **565-0055**

TAX MAP NUMBER:	SEC. <b><u>49</u></b>	BLOCK <b><u>1</u></b>	LOT <b><u>1.1</u></b>
	SEC. _____	BLOCK _____	LOT _____
	SEC. _____	BLOCK _____	LOT _____

PROPERTY LOCATION: **345 WINDSOR HWY**  
**NEW WINDSOR**

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: **XXX**

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) \_\_\_\_\_

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) **XXX**

AGRICULTURAL DISTRICT:  
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT) \_\_\_\_\_

❖ ❖

NEW WINDSOR ZONING BOARD \_\_\_\_\_

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT \_\_\_\_\_

❖ ❖

AMOUNT OF DEPOSIT: **25.00** CHECK NUMBER: **5880**

TOTAL CHARGES: \_\_\_\_\_





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 AIRPORT CENTER DRIVE  
SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: [MHENY@MHEPC.COM](mailto:MHENY@MHEPC.COM)

WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)



**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** CKN MYLONAS INC. SITE PLAN AMENDMENT  
(SUITE 202 RENOVATION)  
**PROJECT LOCATION:** 345 WINDSOR HIGHWAY (NYS ROUTE 32)  
SECTION 49 - BLOCK 1 - LOT 1.1  
**PROJECT NUMBER:** 09-14  
**DATE:** 25 MARCH 2009  
**DESCRIPTION:** THE APPLICATION PROPOSES MODIFICATION TO THE EXISTING  
OFFICE BUILDING (aka REIS BUILDING) TO ADD A CARETAKERS  
APARTMENT. THE PLAN WAS REVIEWED ON A CONCEPT BASIS  
ONLY.

1. The property is located in the C zoning district of the Town. The existing building is utilized as a professional office building (use A-3). The applicant proposes a caretaker apartment (special permit use B-5), which has the same bulk requirements. The "required" bulk information shown on the plan is correct for the uses.

As part of the proposed modification to the site, I have requested that the applicant revisit the layout of the parking on the site. The Board should note that the site has a shared parking agreement and access easement with the adjoining New Windsor Coach Diner.

Regarding the parking, from a practical standpoint the parking on the prior approval does not work. No matter how many spaces are shown, they cannot function as depicted. The new plan shows the same number of spaces with a configuration that works. Further, given the change of a portion of the building area from office to apartment, there would be a reduction in the required parking (ie 763 sf of office requires 5 spaces, an apartment only 2).

With the above in mind, it is my recommendation that the Board accept the application as decreasing a non-conformity from a parking standpoint. The agreement and easement with the adjoining diner property can remain as is with no modification necessary.

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

2. I have reviewed the plans and have the following comments:
- The lot width value needs correction. It is measured at the front yard setback, not the property line.
  - Subject to confirmation with the Building Inspector, it is my belief the front yard is measured at the building, not the handicapped ramp.
  - Maximum Permitted building height would appear to be 15.9, not 15.1.
  - When a standard space adjoins a handicapped space, a double line should be installed, one blue, one white.
  - No dumpster is shown on the plan. Does one exist? Is one needed?
3. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. This project is adjacent to NYS Route 32 and, as such, was referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239). A response is pending.
5. The Planning Board should consider authorizing the mandatory Public Hearing for this Special Permit use, per the requirements of Section 300-87 of the Town Zoning Local Law.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board



Edward A. Diana  
County Executive

## ORANGE COUNTY DEPARTMENT OF PLANNING

DAVID CHURCH, AICP  
COMMISSIONER

www.orangecountygov.com/planning  
planning@orangecountygov.com

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845) 615-3840  
FAX: (845) 291-2533

### **Report of Final Action by Local Board as per NYS General Municipal Law §239-l, m, & n**

As stated in Section 239 of the General Municipal Law of the State of New York State, within thirty days of taking final action in regard to a required referral to the Orange County Planning Department, the local referring agency shall file a report as to the final action taken.

**Local Board:** \_\_\_\_\_ **County Referral ID #:** NWT11-09M

**Project Name:** CKN Mylonas Site Plan Amendment

**Date of Local Action:** \_\_\_\_/\_\_\_\_/\_\_\_\_ **#Ayes:** \_\_\_\_ **#Nays:** \_\_\_\_

In regard to the proposed action described above, the following final action was taken (*check one*):

\_\_\_\_\_ Our local board **approved** this action.

\_\_\_\_\_ Our local board **approved** this action **with modifications**. *Briefly describe the modifications below.*

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\_\_\_\_\_ Our local board **disapproved** this action.

Reasons for acting contrary to County Planning Department's recommendation(s), if applicable:

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**Please return to:** Orange County Dept. of Planning 124 Main St. Goshen, NY 10924  
**Questions or comments? Call: 845-615-3840**

February 5, 2009

Town of New Windsor  
Attn: Planning Board  
555 Union Avenue  
New Windsor, NY 12553

To whom it may concern:

In regard to the properties at 345 & 351 Windsor Highway (S:1;B:1;L:1.1 & S:1;B:1;L:1.2), I understand that the new proposed site plan will require Lot 2 to share/ designate (5) five spaces to Lot 1. This is an increase of (2) two spaces beyond the (3) three spaces originally designated for Lot 2 to share with Lot 1 as part of a variance and subdivision approval granted in 1981. I would also like to confirm that the seating capacity of the Diner restaurant on Lot 2 is currently at 150 seats.

Sincerely,

 2/19/09

Chris Mylonas, Owner

# New Windsor Coach

351 Route 32 • New Windsor, New York 12550 • (914) 562-9050

February 5, 2009

Town of New Windsor  
Attn: Planning Board  
555 Union Avenue  
New Windsor, NY 12553

To whom it may concern:

In regard to the properties at 345 & 351 Windsor Highway (S:1;B:1;L:1.1 & S:1;B:1;L:1.2), I understand that the new proposed site plan will require Lot 2 to share/ designate (5) five spaces to Lot 1. This is an increase of (2) two spaces beyond the (3) three spaces originally designated for Lot 2 to share with Lot 1 as part of a variance and subdivision approval granted in 1981. I would also like to confirm that the seating capacity of the Diner restaurant on Lot 2 is currently at 150 seats.

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 2/19/09

Chris Mylonas, Owner

# New Windsor Coach

351 Route 32 • New Windsor, New York 12550 • (914) 562-9050

February 5, 2009

Town of New Windsor  
Attn: Planning Board  
555 Union Avenue  
New Windsor, NY 12553

To whom it may concern:

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Sincerely,

 2/15/09

Chris Mylonas, Owner

**Orange County Department of Planning**  
Application for Mandatory County Review of Local Planning Action  
(Variances, Zone Changes, Special Permits, Subdivisions)

To be completed by Local Board having jurisdiction.  
To be signed by Local Official.

MUNICIPALITY: Town of New Windsor

TAX MAP ID: 49-1-1.1  
(Section-Block-Lot)

Local File #: 09-14  
Please refer to this number in any correspondence.

Project Name: CKN Mylonas Site Plan Amendment

Applicant: CKN Mylonas Inc. Send Copy of Letter to Applicant: (check one)  
Address: 345 Windsor Hwy, New Windsor NY 12553 Yes ☒ No ☐

Attorney, Engineer, Architect: Minuta Architecture, 345 Windsor Hwy., New Windsor, NY 12553

Location of Site: NYS Route 32 just north of Forge Hill Rd.  
(Street, highway, nearest intersection)

Size of Parcel: 0.3 A +/- Existing Lots: 1 Proposed Lots/Units: 1

Present Zoning District: C

**TYPE OF REVIEW:**

- ☒ Site Plan (SP): Amendment to existing site plan
- ☒ Special Use Permit\* (SUP) Proposed caretaker apartment
- ☐ Variance\* USE (UV): \_\_\_\_\_  
AREA (AV): \_\_\_\_\_
- ☐ Zoning District Change\* From: \_\_\_\_\_ To: \_\_\_\_\_
- ☐ Zoning Amendment To Section: \_\_\_\_\_
- ☐ Subdivision: Major \_\_\_\_\_ Minor \_\_\_\_\_  
☐ Sketch ☐ Preliminary ☐ Final (Please indicate stage)
- ☒ Other Comments: 763 s.f of office space being replaced with caretaker apartment

Date: 3-13-09

Mark J. Edsall, P.E., P.P.  
Signature

Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

\* Cite Section of Zoning Regulations where pertinent.

**FOR COUNTY USE ONLY**

County ID# \_\_\_\_\_

GML 239 Referral Guide – 02/27/2007

*sent to OC Planning 3/25/09*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/25/2009

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPLICATION**

FOR PROJECT NUMBER: 9-14

NAME: SUITE 202 RENOVATION PA2008-794

APPLICANT: CKN MYLONAS INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/11/2009	APPLICATION & SPECIAL PER	CHG	375.00		
03/11/2009	REC. CK. #1174	PAID		375.00	
		TOTAL:	375.00	375.00	0.00



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan \_\_\_\_\_ Special Permit ☒

Tax Map Designation: Sec. 49 Block 1 Lot 1.1

**BUILDING DEPARTMENT TRACKING NUMBER:** PA 2008 - 794  
MUST FILL IN THIS NUMBER

1. Name of Project Suite 202 Renovation
2. Owner of Record CKN Mylonas Inc. Phone 845-562-9050  
Address: 345 Windsor Hwy. New Windsor N.Y. 12553  
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Minuta Architecture Phone 845-565-0055  
Address: 345 Windsor Hwy. New Windsor N.Y. 12553  
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Minuta Architecture Phone 845-565-0055  
Address: 345 Windsor Hwy. New Windsor N.Y. 12553  
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney N/A Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)
1. Person to be notified to appear at Planning Board meeting: E-MAIL: \_\_\_\_\_  
Joseph Minuta 845-565-0055 845-565-6622  
(Name) (Phone) (fax)
2. Project Location: On the East side of Route 32/Windsor Hwy.  
(Direction) (Street)
8. Project Data: Acreage 0.37 Zone C School Dist. NECSD

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ✓

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Renovation of existing professional office building to include (1) care taker's apartment allowable in a C zone by special permit of the Planning Board

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ✓ no \_\_\_\_\_

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no ✓

**IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.**

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

19<sup>th</sup> DAY OF February 2009

*Dawn M. Sheehan-Morrow*  
NOTARY PUBLIC

*[Signature]*  
(OWNER'S SIGNATURE)

*[Signature]*  
(AGENT'S SIGNATURE)

JOSEPH J. MINUTA

Please Print Agent's Name as Signed

**DAWN M. SHEEHAN-MORROW**  
Notary Public, State Of New York  
Qualified in Ulster County  
Registration No. 01SH6063803

**Commission Expires September 10, 2009**

\*\*\*\*\*

TOWN USE ONLY:

\_\_\_\_\_  
DATE APPLICATION RECEIVED

\_\_\_\_\_  
APPLICATION NUMBER

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

CKN MYLONAS INC., CHRIS MYLONAS, deposes and says that he resides  
(OWNER)

at 345 WINDSOR HIGHWAY, NEW WINDSOR in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_)

designation number (Sec. 49 Block 1 Lot 1.1) which is the premises described in  
the foregoing application and that he designates:

MINUTA ARCHITECTURE, PLLC (JOSEPH MINUTA, RA)  
(Agent Name & Address)

345 WINDSOR HIGHWAY, SUITE 100, NEW WINDSOR, NY 12553  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.**

SWORN BEFORE ME THIS:

19<sup>th</sup> DAY OF February 2009

Dawn M. Sheehan-Morrow  
NOTARY PUBLIC

\*\*

Chris Mylonas  
Owner's Signature (MUST BE NOTARIZED)

[Signature]  
Agent's Signature (If Applicable)

[Signature]  
Professional Representative's Signature


**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

DAWN M. SHEEHAN-MORROW  
Notary Public, State Of New York  
Qualified in Ulster County  
Registration No. 01SH6063803  
Commission Expires September 10, 2009

# **SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. \_\_\_\_\_ Name and address of Applicant.
- \* 2. \_\_\_\_\_ Name and address of Owner.
3. \_\_\_\_\_ Subdivision name and location
4. \_\_\_\_\_ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval.  
**(ON ALL PAGES OF SUBDIVISION PLAN)**  
  
SAMPLE: 
5. \_\_\_\_\_ **Tax Map Data (Section, Block & Lot). (PLEASE PUT THE TAX MAP NUMBER IN THE CORNER OF THE APPROVAL BOX ALSO)**
6. \_\_\_\_\_ Location Map at a scale of 1" = 2,000 ft.
7. \_\_\_\_\_ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. \_\_\_\_\_ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. \_\_\_\_\_ Date of plat preparation and/or date of any plat revisions.
10. \_\_\_\_\_ Scale the plat is drawn to and North arrow.
11. \_\_\_\_\_ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. \_\_\_\_\_ Surveyor's certificate.
13. \_\_\_\_\_ Surveyor's seal and signature.
14. \_\_\_\_\_ Name of adjoining owners.
15. \_\_\_\_\_ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16. \_\_\_\_\_ Flood land boundaries.
17. \_\_\_\_\_ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

18. \_\_\_\_\_ Final metes and bounds.
19. \_\_\_\_\_ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. \_\_\_\_\_ Include existing or proposed easements.
21. \_\_\_\_\_ Right-of-way widths.
22. \_\_\_\_\_ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. \_\_\_\_\_ Lot area (in square feet for each lot less than 2 acres).
24. \_\_\_\_\_ Number the lots including residual lot.
25. \_\_\_\_\_ Show any existing waterways.
- \*26. \_\_\_\_\_ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. \_\_\_\_\_ Applicable note pertaining to owner's review and concurrence with plat together with owner's signature.
28. \_\_\_\_\_ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. \_\_\_\_\_ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. \_\_\_\_\_ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. \_\_\_\_\_ Provide A septic system design notes as required by the Town of New Windsor.
32. \_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. \_\_\_\_\_ Indicate percentage and direction of grade.
34. \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. \_\_\_\_\_ Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: \_\_\_\_\_  
Licensed Professional                      Date

**⌘ ⌘ ⌘ ⌘ ⌘ ⌘ PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘**

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. ✓ Applicant's Name(s)
4. ✓ **Tax Map Data (Section, Block & Lot). (PLEASE PUT THE TAX MAP NUMBER IN THE CORNER OF THE APPROVAL BOX ALSO)**
5. ✓ Applicant's Address
6. ✓ Site Plan Preparer's Name
7. ✓ Site Plan Preparer's Address
8. ✓ Drawing Date
9. N/A Revision Dates
10. ✓ Area Map Inset and Site Designation
11. ✓ Properties within 500' of site
12. ✓ Property Owners (Item #10)
13. ✓ Plot Plan
14. ✓ Scale (1" = 50' or lesser)
15. ✓ Metes and Bounds
16. ✓ Zoning Designation
17. ✓ North Arrow
18. ✓ Abutting Property Owners
19. ✓ Existing Building Locations
20. ✓ Existing Paved Areas
21. ✓ Existing Vegetation
22. ✓ Existing Access & Egress

PAGE 1 OF 3

**PROPOSED IMPROVEMENTS**

23. ✓ Landscaping
24. N/A Exterior Lighting
25. ✓ Screening
26. ✓ Access & Egress
27. ✓ Parking Areas
28. ✓ Loading Areas
29. N/A Paving Details (Items 25 - 27)
30. ✓ Curbing Locations
31. N/A Curbing through section
32. N/A Catch Basin Locations
33. N/A Catch Basin Through Section
34. N/A Storm Drainage
35. N/A Refuse Storage
36. N/A Other Outdoor Storage
37. N/A Water Supply
38. N/A Sanitary Disposal System
39. ✓ Fire Hydrants
40. ✓ Building Locations
41. ✓ Building Setbacks
42. N/A Front Building Elevations
43. ✓ Divisions of Occupancy
44. ✓ Sign Details
45. ✓ Bulk Table Inset
46. ✓ Property Area (Nearest 100 sq. ft.)
47. ✓ Building Coverage (sq. ft.)
48. ✓ Building Coverage (% of total area)
49. ✓ Pavement Coverage (sq. ft.)
50. ✓ Pavement Coverage (% of total area)
51. ✓ Open Space (sq. ft.)
52. ✓ Open Space (% of total area)
53. ✓ No. of parking spaces proposed
54. ✓ No. of parking spaces required

PAGE 2 OF 3

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY  
WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN**



500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT,  
PLEASE NOTE THE FOLLOWING:

55. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
56. N/A A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: \_\_\_\_\_

Licensed Professional

2/17/09

Date

**⌘ ⌘ ⌘ ⌘ ⌘ ⌘ PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘**


**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

02/19/2009 THU 12:54 FAX 8455654429 Minuta Architecture

ATTACHMENTS

A. Certificate Flood Hazard Area Development.

I DARREN STRIDIRON hereby certify that the property or properties mentioned in this application is/are not located in a flood zone.

 2-19-09  
Signature

PLEASE NOTE:

**\*IF PROPERTY IS NOT LOCATED IN A FLOOD ZONE, PLEASE SIGN ABOVE VERIFYING THAT. RETURN THIS FORM WITH PLANNING BOARD APPLICATION**

**\*\*IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE OBTAIN COMPLETE APPLICATION FROM P.B. SECRETARY.**


## Appendix C

## State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)**

1. APPLICANT/SPONSOR Minuta Architecture, PLLC	2. PROJECT NAME Suite 202 Renovation
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 345 Windsor Highway, New Windsor NY 12553 (Section 49, Block 1, Lot 1.1)	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Renovation of a suite in an existing professional office building to be a caretaker's apartment. This use is allowable in a C (design shopping) zone by special permit of the Planning Board.	
7. AMOUNT OF LAND AFFECTED: Initially <u>0</u> acres    Ultimately <u>0</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly Several pre-existing non-conforming conditions exist.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: Section of Windsor Highway adjacent to project's property is a commercial zone. There is also a suburban residential zone behind the project's property.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals: Special permit by local Planning Board. Building permit by local Building Department.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Minuta Achitecture</u> Date: <u>02/16/2009</u> Signature: <u></u>	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:</b> (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
<b>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly:	
<b>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly:	

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide, on attachments as necessary, the reasons supporting this determination	
02/16/2009	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)

Reset